

PROJECTS SUB (POLICY AND RESOURCES) COMMITTEE

Wednesday, 11 May 2016

Minutes of the meeting of the Projects Sub (Policy and Resources) Committee held at the Guildhall EC2 at 10.00 am

Present

Members:

Sir Michael Snyder (Chairman)	Deputy Catherine McGuinness
Nigel Challis	Hugh Morris
Henry Colthurst	Deputy John Tomlinson
Christopher Hayward	Graham Packham

Officers:

Peter Lisle	- Town Clerk's Department
Christopher Braithwaite	- Town Clerk's Department
Arshi Zaman	- Town Clerk's Department
Caroline Al-Beyerty	- Chamberlain's Department
Christopher Bell	- Chamberlain's Department
Mona Lewis	- Chamberlain's Department
Simon Woods	- Chamberlain's Department
Peter Bennett	- City Surveyor
Brian Brierley	- City Surveyor's Department
Nicholas Gill	- City Surveyor's Department
Peter Young	- City Surveyor's Department
Nigel Lefton	- Remembrancer's Department
Martin O'Regan	- City of London Police
Simon Glynn	- Department of the Built Environment
Paul Monaghan	- Department of the Built Environment
Bill Welch	- Department of the Built Environment
Jason Crawford	- Community and Children's Services Department
Robert Jacks	- Community and Children's Services Department
Leila Ben-Hassel	- Community and Children's Services Department
Chris Pelham	- Community and Children's Services Department
Mike Saunders	- Community and Children's Services Department
Ellie Ward	- Community and Children's Services Department
Jeremy Dagley	- Open Spaces Department
Martin Rodman	- Open Spaces Department
Ellis Whitcomb	- City of London School

1. APOLOGIES

Apologies for absence were received from Mark Boleat and Michael Welbank.

2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**

There were no declarations of interests.

3. **MINUTES**

RESOLVED – That the public minutes and summary of the meeting held on 13 April 2016 are approved as an accurate record.

4. **GATEWAY APPROVAL PROCESS**

RESOLVED – That the Sub-Committee notes the Gateway Approval Process.

5. **ENTRY BARRIER – NEW SPITALFIELDS MARKET - GATEWAY 2 PROJECT PROPOSAL**

The Sub-Committee considered a Gateway 2 report of the Director of Markets and Consumer Protection which proposed the introduction of a charged entry system to Spitalfields Market.

Members commented that it would be beneficial to emphasise a cashless approach as far as possible, particularly given the recent cash fraud at Billingsgate Market. The Director of Markets and Consumer Protection and the Chamberlain confirmed that there would be strict controls on any cash received.

RESOLVED – That the Project be authorised to proceed to the next Gateway on the Light route.

6. **DECENT HOMES AT DRON HOUSE, GOLDEN LANE, SOUTHWARK, SYDENHAM, WINDSOR, AND YORK WAY ESTATES - GATEWAY 3/4 OPTIONS APPRAISAL**

The Sub-Committee considered a Gateway 3/4 Options Appraisal report of the Director of Community and Children's Services which set out the options to conduct works to kitchens, bathrooms and heating systems at Dron House, Golden Lane, Southwark, Sydenham, Windsor and York Way Estates to bring properties up to Decent Homes standard.

RESOLVED – That the Sub-Committee:

- a) approves the project to progress to the next Gateway on the Regular route.
- b) approves the proposed project approach.
- c) approves the estimated budget of £3,904,000
- d) approves £15,000 staff costs & fees to reach the next Gateway.
- e) retrospectively approves the conversion of £8,000 of the £10,000 staff costs (approved at Gateway 1/2) to fees.

7. **MIDDLESEX STREET ESTATE - PROGRAMME OF WORKS AND INTERNAL AND EXTERNAL REDECORATION - GATEWAY 3/4 OPTIONS APPRAISAL**

The Sub-Committee considered an Issues Report and Gateway 3/4 Options Appraisal report of the Director of Community and Children's Services which advised of the separation of various projects at Middlesex Street Estate and requested additional funding to progress these various projects to the next Gateway.

The report also sought approval at Gateway 3/4 for the Middlesex Street Estate redecoration project to progress this project to the next Gateway.

RESOLVED – That the Sub-Committee:

- a) Notes that there will be separate Gateway 3/4 reports submitted for each project.
- b) Notes that the options appraisal for each project may vary slightly to the original options appraisals outlined in the Gateway 1/2 report, as the original options may no longer be relevant.
- c) Approves revised budgets totalling £51,740, an increase of £40,470, as set out in the table above.
- d) In relation to the Middlesex Street Estate Internal and External Redecorations project, approves the project to proceed to the next Gateway on the regular route with Option 2 (procurement of an initial 5 year programme)
- e) Notes the estimated budget maximum for the aforementioned project of £310,000.

8. **MIDDLESEX STREET AREA - REDESIGN OF NEW PUBLIC SPACE IN ARTIZAN STREET POST RAMP DEMOLITION - GATEWAY 4 DETAILED OPTIONS APPRAISAL**

The Sub-Committee considered a Gateway 4 report of the Director of the Built Environment and the Director of Community and Children's Services regarding the second phase of the project to remove two redundant car park ramps in the area outside Artizan Street Library and Petticoat Tower in the Middlesex Street Estate. This phase of the project related to a section of the ramp which would not be removed due to structural constraints and landscaping of the newly created space.

In response to a query regarding the increase in the cost of the project since the last Gateway, the Director of the Built Environment explained that the cost had increased as further structural surveys had been conducted which had revealed the requirement for further works.

RESOLVED – That the Sub-Committee agrees:

- a) that the enhancement proposals be taken forward to Gateway 5;
- b) that the statutory consultation process be undertaken on the proposed traffic management change of the redundant section of carriageway;
- c) £43,000 of staff costs and fees to take the scheme to Gateway 5, funded from the Section 106 contribution from the 100 Bishopsgate Development;
- d) the inclusion of a new canopy to the Petticoat Tower entrance as well as a health and leisure outdoor equipment in the project scope identified through consultation.

9. **COMMUNAL REPAIRS AND REDECORATIONS PROGRAMME FOR THE BARBICAN ESTATE (3-5 YEAR PROGRAMME OF WORKS) - ISSUES REPORT**

The Sub-Committee considered an Issues report of the Director of Community and Children's Services regarding the project for communal repairs and redecorations for the Barbican Estate. The report explained that the procurement process for the total project had indicated that the required budget, inclusive of staff costs and fees, would exceed the previously approved budget by £584,450. The report requested an increase in the project budget.

RESOLVED – That the Sub-Committee approves an increase in the project budget to a total of £2,271,950.

10. **GOLDEN LANE PLAYGROUND REFURBISHMENT - REQUEST FOR GATEWAY 4/5 REPORT TO BE CONSIDERED UNDER DELEGATED AUTHORITY**

The Sub-Committee considered a report of the Director of Community and Children's Services which requested that approval of the Gateway 4/5 report for the Golden Lane Playground Refurbishment project be delegated to the Town Clerk, in consultation with the Chairman and Deputy Chairman. This was due to the procurement exercise for the project being due to be completed at the end of May 2016.

The Chairman explained that the delay in the procurement was due to the difficulty in finding appropriate structural drawings for the area. The Sub-Committee agreed to request the City Surveyor to provide a report to a future meeting to provide a full assessment of the areas of the City's holdings for which the City did not hold appropriate structural drawings.

RESOLVED – That the Sub-Committee delegates authority to the Town Clerk, in consultation with the Chairman and Deputy Chairman, to review the tender information provided and determine the Authority to Start Work report to refurbish the Golden Lane Playground.

11. **BRANCHING OUT PROJECT - GRAZING & KEYSTONE TREE STRATEGIES - GATEWAY 7 OUTCOME REPORT**

The Sub-Committee considered a Gateway 7 report of the Director of Open Spaces which provided information of the outcomes of the Grazing and Keystone Tree Strategy of the Branching Out project.

The Director of Open Spaces advised that there had been a delay in the completion of the project due to adverse weather conditions. This had been extended with agreement from the Heritage Lottery Fund to ensure optimum tree vitality. The Sub-Committee agreed that, in light of this delay the project status should be rated as Amber.

RESOLVED – That the Committee:

- a) Agrees that the project status should be listed as Amber;
- b) Notes the lessons learnt and agrees that this part of the *Branching Out* Project is closed;
- c) Notes that the outstanding Keystone Tree work is to be completed as part of the legacy programme agreed with HLF and incorporated into the annual work programme;
- d) Notes that the grazing area expansion and invisible fencing is to be completed as part of the separately-funded Stewardship programme.

12. **POST GATEWAY 5 ISSUES ON COMPLEX PROJECTS**

The Sub-Committee considered a report of the Town Clerk which advised of problems which had arisen once work had commenced on projects on the Complex Route, whereby any requirement to instruction additional works which had been unforeseen at the time of agreeing the contract documents required Committee approval. The report advised that timely response to these issues could avoid costly retrospective work, mitigate programme delays and protect the Corporation's interest in the final product. The report identified a number of options to improve the consistency of Officer action across a wide range of projects, provide more flexibility of response to this type of circumstance and improve the City's efficiency in managing these projects.

The Chairman commented that the report stated that only one project had thus far accessed the Project Sub Central Contingency Budget, which had been established to enable funding of works which were urgently necessary to safeguard life, property or infrastructure, or for urgent repairs. He confirmed that the present arrangements for accessing these funds should remain in place.

With regard to other additional works, the Chairman advised that these should continue to be considered under the existing urgency procedures. He explained that alternative arrangements could be investigated if the urgency procedures were shown to not be appropriate for this process.

RESOLVED – That the Sub-Committee:

- a) agrees that the existing procedures regarding post-Gateway 5 issues on complex projects should remain in place.

b) notes that a further report will be submitted to the Sub-Committee from the City Surveyor about resourcing.

13. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions.

14. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There were no items of urgent business.

15. **EXCLUSION OF THE PUBLIC**

RESOLVED – That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following item(s) on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A of the Local Government Act.

Item No.

Paragraph No

16

3

16. **NON-PUBLIC MINUTES**

The Sub-Committee approved the non-public minutes of the meeting held on 13 April 2016 as an accurate record.

17. **POLICE ACCOMMODATION STRATEGY PROJECT (PHASE 2 WOOD STREET DEVELOPMENT: GATEWAY 4; PHASE 3D WALBROOK WHARF DECANT: GATEWAY 5; GENERAL PROGRAMME UPDATE)**

The Sub-Committee considered and approved a report of the Chamberlain, City Surveyor and Commissioner of the City of London Police regarding the Police Accommodation Strategy.

18. **GUILDHALL WEST WING - PROVISION OF LAVATORIES AND CLOAKROOM FACILITIES FOR MEMBERS AND GUILDHALL GUESTS - GATEWAY 2 PROJECT PROPOSAL**

The Sub-Committee considered and approved a Gateway 2 report of the City Surveyor and the Remembrancer which identified a project for the refurbishment of the West Wing lavatory and cloakroom facilities.

19. **HEALTH AND SOCIAL CARE IT ENABLER PROJECT - GATEWAY 2 PROJECT PROPOSAL**

The Sub-Committee considered and approved a Gateway 2 Project Proposal report of the Director of Community and Children's Services which provided plans for a Social Care IT Enabler project.

20. **WEST HAM PARK NURSERY - GATEWAY 2 PROJECT PROPOSAL**

The Sub-Committee considered and approved a Gateway 2 report of the Director of Open Spaces which requested approval for a project to identify future options for the West Ham Park Nursery.

21. **123-124 NEW BOND STREET - ISSUES REPORT**

The Sub-Committee considered an Issues Report of the City Surveyor which requested approval for an increase in budget for the 123-124 New Bond Street project. The Sub-Committee agreed that the matter should be delegated to the Town Clerk, in consultation with the Chairman and Deputy Chairman.

22. **POULTRY MARKET - REPAIRS PROJECT - ISSUES REPORT**

The Sub-Committee considered and approved an Issues report of the City Surveyor which requested approval for additional funding and the appointment of tenderers for parts of the Poultry Market Roof repairs project.

23. **DRON HOUSE COMMUNITY CENTRE CONVERSION - ISSUES REPORT**

The Sub-Committee considered and approved an Issue report of the Director of Community and Children's Services regarding the Dron House Community Centre Conversion project, to vire the previously allocated consultant fees to staff costs to cover in house project management costs, and for an increased budget to cover the costs of the necessary extra works

24. **HOUSING - ALL ESTATES - GULLIES AND DRAINAGE PROJECT - ISSUES REPORT**

The Sub-Committee considered and approved an Issues report of the Director of Community and Children's Services which requested an increased budget for surveys for the rainwater drainage and gullies project, following a tendering exercise.

25. **21 WHITEFRIARS STREET - REFURBISHMENT OF THIRD FLOOR AND RECEPTION AREA - GATEWAY 3/4 OPTIONS APPRAISAL**

The Sub-Committee considered and approved a Gateway 3/4 Options Appraisal report of the City Surveyor regarding the project to redevelop 21 Whitefriars Street.

26. **STRUCTURAL REPORT FOR MINORIES CAR PARK - GATEWAY 3/4 OPTIONS APPRAISAL**

The Sub-Committee considered and approved an Issues report and Gateway 3/4 Options Appraisal report of the City Surveyor and the Director of the Built Environment regarding structural work to Minorities Car Park.

27. **CENTRAL CRIMINAL COURT - PLANT REPLACEMENT WORKS PHASE 2 - GATEWAY 4C AUTHORITY TO START WORK**

The Sub-Committee considered and approved a report of the City Surveyor regarding phase 2 of the Central Criminal Court Plant Replacement project.

28. **TRANSPORTATION AND PUBLIC REALM PROGRAMME: AMBER AND RED PROJECTS**

The Sub-Committee noted a report of the Director of the Built Environment which provided information regarding the Transportation and Public Realm Projects Programme.

29. **BARBICAN CAMPUS PROGRAMME: GREEN, AMBER AND RED PROJECTS**

The Sub-Committee noted a report of the Managing Director, Barbican Centre regarding building related works and projects across the Barbican and Guildhall School.

30. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no questions.

31. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED

There was one item of urgent business regarding the City of London School Summer Works.

The meeting closed at time not specified

Chairman

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